



# City of Benbrook

## Planning and Zoning Commission

DATE: <b>02/13/2020</b>	REFERENCE NUMBER: <b>RP-20-01</b>	SUBJECT: <b>Consideration of a replat combining Lots 1R and 2R, Block 1 of the Hawkins Business Center – Benbrook Phase 1 Addition.</b>	PAGE:  <b>1 of 2</b>
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**Project Name:** Audi

**Request Type:** Minor Replat

**Site Description:** Lots 1R and 2R, Block 1, Hawkins Business Center – Benbrook Phase 1;  
5.834 acres

**Location:** Planning Area “B”  
Located at the northeast corner of Hawkins Center Dr. and the I.H. 20/820  
frontage road (7300 Hawkins Center Dr.)

**Zoning District:** “G” Commerce District (Ord. 1211)

**Property Owner:** Group 1 Realty, Inc.  
Houston, TX

### Background

- A final plat for Hawkins Business Center – Benbrook PH 1 was originally approved by the City on February 9, 2012, creating 6 non-residential lots.
- On August 25, 2017, the City approved a minor replat of Block 1 of the Hawkins Business Center – Benbrook PH1 addition, reconfiguring 4 lots into 3 non-residential lots.

### Plat Analysis

- The applicant is requesting approval of a minor replat, combining 2 lots into 1 non-residential lot.
- Texas State law allows municipalities to authorize City staff to approve minor plats and replats. Staff finds this replat conforms to the requirements of the zoning and subdivision ordinances and; therefore, must be approved.
- In accordance with Section 16.16.020.C.b.v(C) of the Benbrook Municipal Code, the city planner may, for any reason, present the plat to the Planning and Zoning Commission for approval. Because staff does not have the authority to grant relief from the City’s tree preservation and mitigation requirements, this minor replat application is being referred to the Planning and Zoning Commission for consideration of the applicant’s alternative tree preservation/mitigation plan.

### Request for Waivers or Relief

#### Alternative Tree Preservation and Mitigation Relief

- In accordance with Section 16.28.010.L of the Benbrook Municipal Code, an applicant may file for relief from the tree preservation and mitigation requirements. City ordinance provides a flexible process where an alternative plan may be approved by the Planning and Zoning Commission. The applicant submitted a letter detailing the specific relief requested and an alternative tree preservation and mitigation plan (see attached).

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- Criteria for approval:
  1. The proposed alternative tree preservation plan adequately achieves, or is an improvement on, the intent of the requirements of [Section 16.28.010];
  2. It assures quality development that fits in with the character of Benbrook; and
  3. It clearly states the intended preservation objectives.
- Staff supports the applicant's request for relief from the preservation and mitigation requirements. If approved, and prior to removing any trees apply for and receive a tree removal permit.
- Tree removal and mitigation plans, consistent with the alternative tree mitigation plan approved by the Planning and Zoning Commission, may be submitted in conjunction with the civil construction plans for building permit.

#### **Public Notice**

Legal notifications of this request were sent out, in accordance with State Law and City Ordinance:

- Notification of this request was sent to all property owners within 200ft of the subject site on January 24, 2020.
- A legal notice was posted within the Benbrook News on January 23, 2020.

#### **Staff Recommended Motion**

Move to approve replat request number RP-20-01, including the approval of the alternative tree preservation/mitigation plan, as proposed by the applicant.

#### **Attachments**

1. Location Map
2. Minor Replat
3. Applicant Letter – Request for Tree Preservation/Mitigation Relief (Applicant's Request)
4. Alternative Tree Preservation and Mitigation Plan (ATP Plan)